

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

## 1. Name of Property

historic name Creamery Package Manufacturing Company Building

other names/site number C & C Floral, Inc.

## 2. Location

street & number 1245 West Washington Boulevard

city or town Chicago

state Illinois

code IL

county Cook

code 031

zip code 60607

☐ not for publication

☐ vicinity

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this \_\_\_ nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level of significance:

\_\_\_ national \_\_\_ statewide \_\_\_ local

Signature of certifying official/Title

Date

State or Federal agency/bureau or Tribal Government

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

## 4. National Park Service Certification

I hereby certify that this property is:

\_\_\_ entered in the National Register

\_\_\_ determined eligible for the National Register

\_\_\_ determined not eligible for the National Register

\_\_\_ removed from the National Register

\_\_\_ other (explain:)

Signature of the Keeper

Date of Action

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## 5. Classification

### Ownership of Property (Check as many boxes as apply.)

☒ private  
☐ public - Local  
☐ public - State  
☐ public - Federal

### Category of Property (Check only one box.)

☒ building(s)  
☐ district  
☐ site  
☐ structure  
☐ object

### Number of Resources within Property (Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	<b>Total</b>

### Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing)

N/A

### Number of contributing resources previously listed in the National Register

0

## 6. Function or Use

### Historic Functions (Enter categories from instructions.)

COMMERCE/Office Building

### Current Functions (Enter categories from instructions.)

COMMERCE/Office Building

## 7. Description

### Architectural Classification (Enter categories from instructions.)

LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY  
REVIVALS/Colonial Revival

### Materials (Enter categories from instructions.)

foundation: CONCRETE

walls: BRICK; CONCRETE

roof: ASPHALT

other:

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### **Narrative Description**

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

#### **Summary Paragraph**

The Creamery Package Manufacturing Company Building is located at 1245 West Washington Boulevard in the Near West Side neighborhood of Chicago. The three-story plus basement reinforced concrete Colonial Revival-style building served as the headquarters for the Creamery Package Manufacturing Company from its construction in 1926 through the mid-1970s. The building has a square footprint and a concrete foundation and framing system. The building has two street facing elevations (north and west) that are laid in Flemish-bond brick with limestone ornamentation. The south and east elevations are laid in common brick. A flat roof covers the building, which is ornamented with a molded limestone cornice. The west, north, and east elevation feature regularly-spaced fenestration composed of non-historic metal-sash windows. The building's original lobby, located off the Washington Boulevard entrance, retains its historic configuration and finishes. The interior has a generally open plan on all three floors with regularly spaced columns clad in oak paneling visible throughout. Office partition walls with oak trim and transom windows remain throughout the building but are located along the perimeter walls.

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### **Narrative Description**

#### SETTING AND SITE

The Creamery Package Manufacturing Company Building is located at the southeast corner of West Washington Boulevard and Elizabeth Street in Chicago's Near West Side. The building at 1245 W. Washington Boulevard has two primary street elevations – West Washington Boulevard (north) and Elizabeth Street (west). Paved parking is located along the east and south elevations of the building. An alley runs along the rear of the paved parking area at the south elevation. The Creamery Package Manufacturing Company Building is surrounded by low-rise commercial buildings dating to the early twentieth century.

#### EXTERIOR

The Creamery Package Manufacturing Company Building is a three-story reinforced concrete building set on a raised concrete foundation with exterior masonry walls and a flat roof. A parapet with concrete coping, which is stepped at the outer bays of each primary elevation, ornaments the roof. Limestone panels with scrolled circular motifs ornament the stepped portions of the parapet. A molded limestone cornice and frieze runs the length of both primary elevations. The primary elevations face onto West Washington Boulevard (north elevation) and Elizabeth Street (west elevation) and are finished in red Flemish-bond brick.

The West Washington Boulevard elevation is six bays in width, with an entrance in the northernmost bay. The entrance is framed with a Colonial Revival-style limestone surround. The surround is ornamented with inset molded panels, stylized brackets, and a stepped lintel. The company's logo is depicted on the entablature. The entrance is composed of a set of historic double-leaf wood doors and a transom. The Elizabeth Street elevation

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is five bays in width and has an entrance in the easternmost bay. The egress door is less ornate than the West Washington entrance and is composed of a set of historic double-leaf wood doors with a single-light transom. A flat limestone hood with scrolled brackets shelters the entrance. The rest of both elevations are punctuated with window openings at each story in each bay. Bays are delineated by brick pilasters. Pilasters have panels framed with rowlock bricks and limestone corner panels. The top of each pilaster has three vertical limestone elements with two horizontal elements, all with stylized ornamentation. Window openings are set on limestone lug sills with spandrel panels below. Spandrel panels are framed with rowlock brick and limestone corner panels. Openings hold non-historic replacement sashes in combinations of either paired 1/1 single-hung metal with 2-light transoms or tripled 1/1 single-hung metal with 3-light transoms.

The east and south (rear) elevations are finished in common brick with the concrete framing system visible. There are no window openings on the east elevation. The rear elevation is punctuated by a combination of single and tripled window openings. Single window openings are located in the westernmost and two of the easternmost bays, the rest are tripled windows. Openings hold 1/1 single-hung metal sashes with 1-light transoms or tripled 1/1 single-hung metal sashes with 3-light transoms. The easternmost bay of the rear elevation has a metal fire escape and a combination of single-leaf doors and windows openings. The window openings in this bay are original to the building and retain their historic metal-sash configuration. Brick head houses are visible from the rear and east elevations.

#### INTERIOR

The building's main entrance on West Washington Boulevard opens into a lobby that retains its historic tile flooring, marble wall panels, marble stair with scrolled marble banisters, ceiling molding, and double-leaf wood doors. All floors have regularly spaced columns visible throughout. Columns are clad with oak paneling. Office partition walls with oak trim and transom windows remain throughout the building but are located along the perimeter walls, leaving each floor with a generally open plan. Other historic features that remain include cove plaster moldings where columns meet the ceiling, marble baseboards, a main stair with marble treads and risers, and a hand-painted safe.

#### INTEGRITY

Overall, the building retains a high degree of interior and exterior integrity, with no major non-historic additions or alterations. The original windows have been replaced with non-historic metal windows within the original openings on north, west, and south elevations. One bay on the rear (south) elevation retains its original sashes. The entry surround featuring the Creamery Company's logo is intact and original doors remain in entrances on both the West Washington Boulevard and Elizabeth Street elevations.

On the interior, alterations are minimal. The southwest corner of the first floor was altered with the installation of partition walls at an unknown time; the full-height partitions are compatible to the original walls and were likely done in the 1930s. Partition walls were constructed on the third floor during the 1950s and non-historic ceilings tiles installed. Overall, the floors remain as constructed with generally open floor plans and office partitions (original to the building) located along the perimeter walls.

The cumulative effect of these minor alterations does not impact the overall architectural integrity of the building and its ability to convey its original function as the headquarters building of a prominent company.



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## 8. Statement of Significance

### Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☐ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

### Areas of Significance

(Enter categories from instructions.)

COMMERCE

### Period of Significance

1926-1961

### Significant Dates

1926

### Significant Person

(Complete only if Criterion B is marked above.)

N/A

### Cultural Affiliation

N/A

### Architect/Builder

Gardner & Lindberg/Architects

R.C. Wieboldt Company/Contractor

### Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ A Owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years old or achieving significance within the past 50 years.

### Period of Significance (justification)

The Creamery Package Manufacturing Company Building was constructed in 1926 to serve as the company's corporate headquarters. The building served this function from the time of its construction through the mid-1970s. Thus, the fifty-year cut off is employed for the period of significance.

### Criteria Considerations (explanation, if necessary)

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**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance and applicable criteria.)

The building at 1245 West Washington Boulevard was constructed in 1926 to serve as the corporate headquarters of the Creamery Package Manufacturing Company. The building is locally significant under National Register Criterion A for Commerce as the national headquarters for the Creamery Package Manufacturing Company, a nationwide dealer of dairy supplies and manufacturer of dairy processing equipment. The company was incorporated in Illinois in 1887 and became one of the major companies supporting the dairy industry by the turn of the twentieth century. The Creamery Package Manufacturing Company's continued growth and development from the 1900s through the 1950s lay in its strong national marketing organization based out of the Chicago headquarters, with a network of wholly-owned branch sales offices located in key cities across the dairy producing regions of the country. The success of the company reflected the increasing mechanization and centralization of the American dairy industry during the first half of the twentieth century and is indicative of Chicago's role as a center of food processing and food-related support industries.

**Narrative Statement of Significance** (Provide at least one paragraph for each area of significance.)

The Creamery Package Manufacturing Company grew out of the Creamery Package Company, which was incorporated in 1882 in Rock Falls, Illinois, by founder Charles M. Gates. The original company manufactured butter tubs and other creamery supplies such as cheese boxes and cooperage. The company prospered and quickly outgrew its facilities in Rock Falls; in 1885, a branch factory was established in Jackson, Michigan, and a branch sales house was opened in Kansas City, Missouri. By 1887, more factory capacity was necessary, which prompted the company's reorganization and the incorporation of the Creamery Package Manufacturing Company, a much larger concern.

Following incorporation, the Creamery Package Manufacturing Company's main office was located in Chicago at 1-3-5 West Washington Boulevard, with factories in Morrison, Illinois, Portland, Indiana, Jackson, Michigan, and Mankato, Minnesota, allowing the company to ship goods competitively anywhere in the upper Mississippi Valley. The newly incorporated company began to focus on the sale of supplies, working as agents for other manufacturers, in addition to manufacturing butter tubs. The Creamery Package Manufacturing Company was an aggressive merchandiser of dairy needs in its territory in addition to manufacturing their own products, which fostered the company's quick expansion.

Throughout the first two decades of the twentieth century, the Creamery Package Manufacturing Company continued to expand through the acquisition of other companies and by obtaining exclusive rights to packaging and new processing equipment. The expansion of the Creamery Package Manufacturing Company mirrors the overall expansion of the dairy industry during this period. During the early twentieth century, advancements in transportation and processing allowed for reliable shipment of perishables such as milk and butter to distance markets for the first time, and the dairy industry transitioned from a local and regional industry to a national one. As the dairy industry expanded, the need for dairy support industries – the producers of packaging and

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processing equipment – increased. Chicago, with its centralized location and easy access to rail and water transportation, housed a large concentration of these support industries. By 1923, the Chicago city directory listed twenty eight companies that specialized in “Dairy Supplies,” of which the Creamery Package Manufacturing Company was one of the largest in the city and the country, with a nationwide network of sales branches and manufacturing facilities.

In 1926, the Creamery Package Manufacturing Company announced its plan to construct a new headquarters building in Chicago, with the chosen site located at 1245 West Washington Boulevard. Located along the emerging industrial corridor of West Washington in the Near West Side, which developed during the 1910s and 1920s, the building was surrounded by other office and light industrial and manufacturing buildings. The building’s location on West Washington Boulevard also kept the company free from the snarling congestion of downtown traffic and allowed for efficient transfer of goods from truck to rail.

By locating their headquarters in Chicago, the Creamery Package Manufacturing Company benefitted from close proximity to the nation’s leading producers of dairy products such as the Bowman Dairy Company, the Dean Milk Company, Kraft, and the National Dairy Products Corporation. Many of Chicago’s flourishing manufacturing companies during the late nineteenth and early twentieth century were support industries that provided products utilized by another larger industry.

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**Developmental history/additional historic context information (if appropriate)**

GROWTH OF THE DAIRY INDUSTRY

Small local dairy operations were the standard for most of the nineteenth century. Dairy herds were based just outside cities and in rural areas to provide adequate space for cattle to be raised. For the first half of the nineteenth century, milking was done by hand; an individual could generally milk a dozen cows a day, effectively limiting dairy operations to a small scale. The mechanization of the dairy industry began in the 1850s as the vacuum bucket milking system was introduced. The availability of electric power and suction milking machines increased the potential production levels for dairy farmers; however, the scale of operations continued to be limited by the labor intensive nature of the milking process. Attaching and removing milking machines involved repeated heavy lifting of machinery and its contents several times per cow and the pouring of milk into milk cans. Thus, single-farmer operations in the mid-1800s rarely had more than fifty cattle.

By the 1880s, automatic milking methods had progressed further with the introduction of the milk pipeline. The system included a permanent milk-return pipe and a second vacuum pipe encircling the barn above the cows, with quick-seal entry ports above each cow stall. By eliminating the need for a container, the milking device was able to decrease in size and weight to the point where it could hang under the cow. In the pipeline system, the milk is pulled up into the milk-return pipe by a vacuum system and then flows to the milk house vacuum-breaker that moves milk into the storage tank. The pipeline system greatly reduced the physical labor of milking, fostered the growth of barn size, and allowed the milking of large groups of cows at one time.

Increased production based on larger herd sizes and the automation of milking led to issues of transportation, preservation and processing, and packaging. Larger herds were often a considerable distance from cities, which



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meant reliable methods to preserve and transport milk and dairy foods over long distances were needed. The first regular shipment of milk products by railcar began in 1841. Throughout the rest of the nineteenth century, the shipment of dairy products, supplies, and equipment relied heavily on rail and water. The advent of the automobile allowed more flexibility in the shipment of dairy products, supplies, and equipment. The first milk tank trucks were put into service in 1914, and by the 1920s, refrigerated tanker trucks were used to transport milk.

Throughout the nineteenth century, as the dairy industry became increasingly complex, new demands arose for the standardization of milk and dairy food processing and preservation to ensure the safety of these highly perishable commodities. Several milestones in the processing and preservation of dairy products occurred during the second half of the nineteenth century. In 1878, a process to separate cream from milk was developed. The first bulk milk coolers were also introduced during this period. Known as ice banks, these coolers were double wall vessels with evaporator coils that created ice in order to reduce the temperature of incoming milk to below forty degrees Fahrenheit. In 1899, the milk homogenizer was patented. The homogenization process breaks down the large fat globules in milk into tiny ones and prevents the cream from separating and rising to the top. Tuberculin testing of all dairy cows to prevent the spread of tuberculosis began in 1890. During the 1890s, the Mehring milking machine was developed, which made it possible to extract milk from cows more efficiently and to reduce milk contamination, which had been a problem with earlier automated milking machines. Louis Pasteur's technique (pasteurization) of using heat to partially sterilize milk and kill possible disease germs made it easier to preserve milk in the 1890s and was adopted by virtually all industrialized dairy farms. The first commercial pasteurization machines were introduced in 1895, and by 1917, mandatory pasteurization under the direction of the Dairy Division of the U.S. Department of Agriculture<sup>1</sup> began in earnest.

The packaging of milk and dairy foods evolved alongside the processing and preservation advancements. Packaging for milk and other dairy products improved during the late nineteenth and early twentieth century with the invention of vacuum sealing and the widespread use high temperature pasteurization. The first milk bottle was patented in the late 1870's but didn't gain widespread use in the delivery of milk until the second half of the 1880s. Pre-1900 milk bottles came in a variety of different sizes and styles and had closures made from glass or metal. By 1889, the Thatcher Common Sense Milk Jar (patented in 1884) had become the industry standard. The bottles were sealed with a wax paper disc that was pressed into a groove inside the bottle's neck. The glass milk bottle remained the standard through the 1950s when the paper carton was introduced. Cans and tins were used for storage of other dairy products, such as butter and condensed milk, during the nineteenth century; in the 1860s handmade containers were replaced by machine-produced cans and tins. Other early packaging for dairy products included wood barrels and containers as well as boxes.

#### CREAMERY PACKAGE MANUFACTURING COMPANY (1887-PRESENT)

The Creamery Package Manufacturing Company grew out of the Creamery Package Company, which was incorporated in 1882 in Rock Falls, Illinois, by founder Charles M. Gates. The original company manufactured butter tubs, cheese boxes, and cooperage, serving as a support industry for the dairy industry, which was rapidly

<sup>1</sup> U.S. Department of Agriculture was founded in 1862. A Dairy Division was created in 1895 to help regulate the industry.



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expanding at the end of the nineteenth century with the improvements in automated milking. The company produced ash butter tubs, which had replaced the earlier wood containers, known as firkins, in 1863. In 1884, the company manufactured 400,000 butter tubs in addition to other creamery supplies. The company prospered and quickly outgrew its facilities in Rock Falls; in 1885, a branch factory was established in Jackson, Michigan, and a branch sales house was opened in Kansas City, Missouri.

Gates organized an aggressive and alert sales organization that, as early as 1885, took on the distribution of other supplies and equipment for creameries and dairies. Gates immediately saw the opportunity for a company to provide the support tools necessary to facilitate the expansion of the dairy industry and the company began to act as suppliers of goods and equipment for dairy processing companies. By 1887, more factory capacity was necessary, which prompted the organization and incorporation of the Creamery Package Manufacturing Company, a larger concern. The three incorporators were Charles Gates, Edwin R. Kimball, and Charles M. Marsh. Marsh came to the company from a thriving butter tub factory in Mankato, Minnesota; the Mankato plant was integrated into the new company. Capital was increased and the business expanded through the acquisition of several smaller butter tub manufacturers. The new company had an authorized capital eight times that of the original Creamery Package Company. The Creamery Package Manufacturing Company retained all factories and branches of the Creamery Package Company.

Following incorporation, the Creamery Package Manufacturing Company's main offices were located in Chicago at 1-3-5 West Washington Boulevard. The company held factories in Morrison, Illinois, Portland, Indiana, Jackson, Michigan, and Mankato, Minnesota, allowing the company to ship competitively anywhere in the upper Mississippi Valley. Shortly thereafter, the company acquired an additional factory from Wood and Sherwin in Elgin, Illinois. Elgin had a famous "district where an immense quantity of the finest creamery butter was made," making the new factory an advantageous acquisition.

By locating their main offices in Chicago, the Creamery Package Manufacturing Company benefitted from close proximity to the nation's leading producers of dairy products such as the Bowman Dairy Company, the Dean Milk Company, Kraft, and the National Dairy Products Corporation. Chicago's proximity to Wisconsin, a leader in dairy production, made it a natural center for dairy processing as well as the manufacturing and sales of dairy processing equipment and packaging.

Major dairy companies located in the city during the twentieth century included Beatrice Foods, which moved from Nebraska to Chicago in 1913, the Bowman Dairy, which was established in Chicago in 1891, and Dean Foods, which was founded in 1925 by Sam Dean who was a local dealer in evaporated milk. The production of ice cream was also a large component of dairy production in Chicago. Ice cream producers included Bresler Ice Cream, Goldenrod Ice Cream Company, Lawrence Ice Cream Company, and the Drexel Ice Cream Company. In processed dairy foods, the industry leader was James L. Kraft, who began selling cheese in Chicago in 1904. By 1930, Kraft had taken over much of the cheese distribution business from Chicago's meatpackers, and by 1960, processed cheese, Kraft's specialty, accounted for half of U.S. cheese production.

Chicago firms have long been national leaders in the area of canned foods, processed meats, and dairy products. Many of Chicago's flourishing companies, such as the Creamery Package Manufacturing Company, during the late nineteenth and early twentieth century were support industries that provided products utilized by another larger industry. Chicago was an ideal location for these support industries with its centralized location and easy

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access to rail and water transportation. The Creamery Package Manufacturing Company flourished as a support industry with a centrally-located main office in Chicago. The company's supply business grew rapidly as it focused on the sale of supplies, working as agents for other manufacturers, while continuing to manufacture the butter tubs that had started the business.

Early on, the company gained a reputation for distributing machinery of recognized merit. The Creamery Package Manufacturing Company's 1888 catalog, which was seventy pages in length, notes the company had become the sole agent for the Danish-Weston Cream Separator in Missouri, Kansas, and Nebraska, and general agents for the product in other states. Danish-Weston was known for the quality of its product. The Danish-Weston Cream Separator used centrifugal force to separate cream from milk, a discovery that revolutionized the dairy industry. The company was also selling equipment for butter and cheese factories such as the Curtis Churns and the Curtis Oil Test Churn, which were used to determine the richness of cream and used as the basis for butterfat payments by creameries. That year the Creamery Package Manufacturing Company also produced nearly two million butter tub packages in various sizes. In 1889, the company's catalog had grown to feature eighty-three pages of products and equipment including Cornish, Curtis, & Greene's standard vats, churns, and butterworkers and F.B. Fargo & Co.'s Improved Butter Color.

The Creamery Package Manufacturing Company was an aggressive merchandiser of dairy supplies and equipment in its territory in addition to manufacturing their own products. The expansion of their merchandising required the establishment of a branch sales office and warehouse in Mankato, Minnesota in 1889. The company expanded again with the 1893 acquisition of the D.H. Roe & Company, which had been founded in Ohio but had moved its operations to Chicago in 1884. The acquisition gave the Creamery Package Manufacturing Company rights to the Roe Company's Wyre Cheese Vat, which was quite popular. The Wyre Cheese Vat was annular in form, the open center of the ring being utilized to mount the stirrer or agitator which cantilevered over the circular vat. This arrangement allowed the cheese maker unobstructed access to the outside of the vat for necessary manual operations.

During the 1890s, the Creamery Package Manufacturing Company sought to remain on the cutting edge of the dairy industry, which was undergoing a great deal of expansion and advancement during this period, by providing the newest and highest quality processing equipment available. The Creamery Package Manufacturing Company was active in supporting the development of the Beimling Tester by acquiring the rights to manufacture and sell the equipment. The Beimling Tester led to one of the most important development of the 1890s – the ability to quickly determine the percent of butterfat in milk and cream. This enabled a creamery to pay each producer for the exact amount of butterfat delivered. Two hundred Beimling Testers were sold before an improved piece of equipment – the Babcock Test – was perfected. The Babcock Test could determine the butterfat in milk and cream using only one reagent and was more accurate than the Beimling Tester. The Creamery Package Manufacturing Company became suppliers of the Babcock Test as the Beimling Tester went out of use.

Further dairy processing equipment developments during the 1890s included the invention of a combination churn and butter worker. The Creamery Package Manufacturing Company served as general agents for the Disbrow and Winner Combined Churns, which were highly popular and known for their quality construction and efficiency. Another machine dating to this era was the Boyd Cream Ripener, which was used in the production of butter and was a vast improvement on previous models. The ripener provided more rapid cooling



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of the cream by agitating the cream and the water simultaneously and was able to maintain a more uniform temperature due to its tight fitting covers. A uniform temperature during processing was vital to the production of quality butter. The company promoted the Alpha Line of centrifugal cream separators, which were more technologically advanced than its predecessor – the Danish-Western Cream Separators.<sup>2</sup>

Some pasteurization equipment was being developed and sold but it was not yet used industry-wide. Similarly, mechanical refrigeration was getting started during this period. While serving as agents for many of the early pasteurization and refrigeration-related equipment, the Creamery Package Manufacturing Company itself manufactured and sold the Stallman, which was a vertical, two-cylinder machine able to control temperature, which was vital in the production of high quality butter.

By 1897, the close of a ten-year period of great expansion in the dairy industry, the Creamery Package Manufacturing Company was entrenched in the field. The company had three thriving sales houses located in Chicago, Kansas City, and Mankato, Minnesota as well as butter tub and cooperage factories in Mankato, Portland, Indiana, and Elgin, Illinois. Similar properties were held by the company in Mason City, Iowa, Coldwater, Ohio, South Whitley, Indiana, and Lexington, Missouri.

In 1898, the Creamery Package Manufacturing Company increased its capital stock from four hundred thousand to two million. The additional stock was used to acquire the following suppliers and manufacturers of dairy supplies and equipment: Cornish, Curtis, and Greene Manufacturing Company of Fort Atkinson, Wisconsin, and its subsidiary Cornish Curtis and Greene Company of St. Paul, Minnesota, F.B. Fargo and Company of Lake Mills, Wisconsin, and its subsidiary of the same name from St. Paul, Minnesota, A.H. Barber and Company of Chicago, Illinois, and C.E. Hill and Company of Kansas City, Missouri. The acquisition of these companies reduced the Creamery Package Manufacturing Company's competition and expanded their catalog of support goods and equipment.

In order to convert these former rivals into a smoothly functioning single entity, personnel was shifted to accommodate the change, manufacturing was consolidated to eliminate duplications, and the selling component of the company was expanded through the establishment of sales houses at Waterloo, Iowa, and Omaha, Nebraska, as well as the purchase of Cushman Manufacturing Company. The integration of these companies made the Creamery Package Manufacturing Company "the country's largest dairy equipment and supply company, manufacturing the well known C.C. & G. and Fargo equipment lines and the Barber refrigerating machine, and national in scope." As such, distribution facilities were established along the east and west coasts as well as in Quebec, Canada.

The sales and production of milk and ice cream cans constituted a fair amount of the company's business. Beginning in 1902, the Creamery Package Manufacturing Company had an exclusive arrangement to sell Bray and Kates Manufacturing Company ice cream cans. The arrangement lasted through 1922, when the Creamery Company purchased Bray and Kates, which was located in Arlington Heights, Illinois. The factory continued to produce ice cream canisters under the ownership of the Creamery Package Manufacturing Company.

<sup>2</sup> Although the Creamery Package Manufacturing Company no longer sold the Danish-Western Cream Separators, the company continued to provide replacement parts for the discontinued machines. This policy extended to all equipment sold by the Creamery Package Manufacturing Company.



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In 1904, the Creamery Package Manufacturing Company purchased the Stoddard Manufacturing Company of Rutland, Vermont. The Stoddard Manufacturing Company was a New England distributor, which brought the Creamery Package Manufacturing Company's direct operations to the northeast. Two years later, the Creamery Package Manufacturing Company closed their Canadian branch and began working with a Canadian distributor; a Canadian subsidiary was later formed in 1934.

Continued growth required new facilities. The company's business in refrigerating and ice making equipment outgrew the Chicago factory, and in 1906, a new plant was constructed in DeKalb, Illinois. Another new plant was erected in Lake Mills. The new plant had a railroad switch, which facilitated shipping and receiving. New, improved office space was also needed; by 1910, the offices of the Creamery Package Manufacturing Company were listed at 20 North Clark Street in the Illinois General and Business Directory. In 1919, a thoroughly modern factory was constructed for the company in Fort Atkinson, Wisconsin, which was enlarged in 1931 to accommodate continued growth.

Another acquisition occurred in 1923 with the purchase of the Davis-Watkins Dairymen's Manufacturing Company, which had locations in Chicago, Illinois, Owatonna, Minnesota, Derby, Connecticut, and Jersey City, New Jersey. By 1925, the Creamery Company had purchased another company – the Ladewig Manufacturing Company of Waukesha, Wisconsin. The new subsidiary produced milk bottle washers. These purchases furthered the Creamery Package Manufacturing Company's industry-wide reach. The 1923 Chicago city directory listed twenty eight companies that specialized in "Dairy Supplies," of which the Creamery Package Manufacturing Company was one of the largest in the city with a strong nationwide presence.

#### CONSTRUCTION OF THE HEADQUARTERS BUILDING

In 1926, the Creamery Package Manufacturing Company, with an annual net income approaching \$500,000, announced its plan to construct a new headquarters building. The headquarters would remain in Chicago, with the chosen site located at 1245 West Washington Boulevard. The three-story concrete building was designed by architects Gardner and Lindberg, with the R.C. Wieboldt Company serving as the builders. The company's management, marketing, and design engineering functions were to be centralized in the new building. The new headquarters building cost \$175,000 to erect, and two freestanding single dwellings on the site were demolished to make way for the new structure. Located along the emerging commercial and industrial corridor of West Washington in the Near West Side, which developed in the 1910s and 1920s, the building was surrounded by other office and light industrial and manufacturing buildings. The building's location on West Washington Boulevard also kept the company free from the snarling congestion of downtown traffic and allowed for efficient transfer of goods from truck to rail.

The Near West Side was first settled in the mid-1800s as an elite refuge for wealthy residents, centered on the resort areas of Jefferson Park and Union Park. By the 1870s, the area had begun to transition, with middle-class residential communities divided along ethnic, economic, and racial lines established on the south side and a mixture of wholesale trade businesses and manufacturers on the north side. The wholesale trade businesses and manufacturers were locating along the major east-west thoroughfares such as Randolph Street and Washington Boulevard, in many cases replaced earlier residential structures. Lined with three- and four-story buildings,

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many of which housed several business establishments, the area provided a dense center of employment opportunity.

As the company's products became more distinctive and technologically sophisticated, new opportunities for export sales emerged. Following the introduction of stainless steel in the early 1930s, the Creamery Company pioneered the development of stainless steel tanks for the storage and processing of milk products. The new material was more suitable to the growing dairy and ice cream industry, allowing companies to be less dependent on the creamery (butter) industry. The new material also launched a redesign of the Creamery Company's product line. The onset of World War II slowed the company's growth as it necessitated the company participate in war material and equipment programs in order to comply with Federal Government war production priorities as well as to keep its labor force fully employed. Following the war, the Creamery Company again engaged in a redesign of its product line which had not been updated since before the war. The company introduced a new line of multi-cylinder ammonia compressors, all stainless steel bottle fillers and cappers, the multi-flow plate heat exchanger, and a new line of stainless steel ice cream freezers. The overseas subsidiaries in Britain, which had been established in conjunction with local agents, expanded their export market to include Australia. Sales out of the wholly owned Canadian subsidiary increased during this period as well. Thus, the Creamery Package Company's continued growth and development from the 1900s through the 1950s lay in its strong national marketing organization based at the Chicago headquarters, with a network of wholly-owned branch sales offices located in key cities across the dairy producing regions of the country and throughout the world selling a modern product line.

The Creamery Package Company continued to obtain distribution rights to new products through agency agreements and acquisitions, maintained its own specialized plants, and developed an independent R&D department in order to meet the current and prospective needs of its customers. However, by the end of the 1950s, the Creamery Package Company's success caused a crisis for the company. The Creamery Package Company sold one of its subsidiaries in exchange for shares in the purchaser's company; however, the shares appreciated sharply, driving up the book value of the Creamery's stock above the market price. The appreciation led to a concentrated purchasing of the Creamery Package Company's shares by stock market speculators. In order to avoid a takeover, the Creamery Company negotiated a purchase by the St. Regis Paper Company – a major corporation based in Wisconsin – that would allow the Creamery Package Company to operate as an independent subsidiary. The voluntary stock exchange occurred in January 1960 and the Creamery Package Company became a free-standing division of St. Regis in 1964.

During the mid-1960s, the company began to broaden its focus from the dairy sector to the food industry more generally, becoming a supplier of automated systems for total concept plants as well as stand-alone pieces of equipment. The increasing size of equipment required the construction of a new manufacturing location. The company decided on Lake Mills, Wisconsin, and closed the manufacturing facility in Fort Atkinson, Wisconsin. The new complex allowed for the centralization of purchasing, accounting, engineering, and sales service activities. The complex also had a testing and development lab as well as a pilot plant where the company could set up and run customers' products.

The Creamery Package Company continued developing, manufacturing, and selling food industry equipment through the 1970s. In 1973, APV, a British dairy and food-processing equipment group, approached the St. Regis Paper Company about purchasing the Creamery Package Company. The St. Regis Paper Company sold

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the Creamery Company for a twenty-eight percent stake in APV. The U.S. management team was kept in place and the company was rebranded as Crepaco. Following the merger and the centralization of domestic management at the Lake Mills complex, the Chicago headquarters building was no longer necessary; it was replaced by a smaller facility near O'Hare Airport. In 1976, Creative Concepts Florists' Supplies moved into 1245 West Washington Boulevard, occupying the building through 2010.

#### ARCHITECTS GARDNER AND LINDBERG

In 1911, Horace Chase Gardner joined with Fritz A. Lindberg after splitting with former partner George Brill. The firm was noted to "specialize in designing and constructing of manufacturing plants, warehouses and the like." The Chicago-based firm remained in the office occupied by Brill and Gardner at 1135 Marquette Building. A 1914 advertisement for the firm noted they were "Engineers/ Mechanical, Electrical, Architectural/ Specialties: Packing Plants, Cold Storage, Manufacturing Plants, Power Installations, Investigations." Gardner left the firm in 1931 due to ill health and passed away in 1936. By 1941, Lindberg was employed as an architect by Armour and Company.

The company was well-known for their work designing cold storage warehouses, many of which were constructed in the Midwest, especially Chicago. In 1918, Gardner and Lindberg were chosen as the consulting engineers to the United States government for the construction of a six-story cold storage warehouse. The warehouse was to be largest of its type when constructed. The warehouse was sited in Chicago's central manufacturing district on a plot bounded by 39<sup>th</sup> Street, McKinley Park, and Hoyne and Seeley avenues. That same year, the firm designed and constructed the Midland Meat Packing Plant (listed in the National Register of Historic Places in 1979 and no longer extant) in Sioux City, Iowa. The plant went into receivership and closed in 1920 sitting idle until 1924. In 1924, Gardner, acting as an agent for Swift and Company, purchased the building at auction in order to reopen the plant. In 1919, Gardner and Lindberg designed a cold storage warehouse occupying the entire block bounded by Fulton, Morgan, and Carpenter streets and Carroll Avenue. The ten-story reinforced concrete warehouse had a capacity of 6.4 million cubic feet. The cold storage warehouse was important to the economic handling of food supplies for Chicago and its environs.



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## 9. Major Bibliographical References

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**Previous documentation on file (NPS):**

☒ preliminary determination of individual listing (36 CFR 67 has been requested)  
☐ previously listed in the National Register  
☐ previously determined eligible by the National Register  
☐ designated a National Historic Landmark  
☐ recorded by Historic American Buildings Survey # \_\_\_\_\_  
☐ recorded by Historic American Engineering Record # \_\_\_\_\_  
☐ recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

☐ State Historic Preservation Office  
☐ Other State agency  
☐ Federal agency  
☐ Local government  
☐ University  
☐ Other  
Name of repository: \_\_\_\_\_

Historic Resources Survey Number (if assigned): \_\_\_\_\_

**10. Geographical Data**

**Acreage of Property** Less than one  
(Do not include previously listed resource acreage.)

**UTM References**

(Place additional UTM references on a continuation sheet.)

1	<u>16</u>	<u>445370</u>	<u>4636967</u>	3	<u>          </u>	<u>          </u>	<u>          </u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>          </u>	<u>          </u>	<u>          </u>	4	<u>          </u>	<u>          </u>	<u>          </u>
	Zone	Easting	Northing		Zone	Easting	Northing

**Verbal Boundary Description** (Describe the boundaries of the property.)

The boundary is the entire parcel associated with the Creamery Package Manufacturing Company Building and the addressed 1243 and 1245 W. Washington Boulevard.

**Boundary Justification** (Explain why the boundaries were selected.)

The boundaries encompass the entire parcel of land associated with the Creamery Package Manufacturing Company Building in Chicago, Cook County, IL.

**11. Form Prepared By**

name/title Elizabeth Breiseth, Associate

organization MacRostie Historic Advisors

date May 2011

street & number 53 W. Jackson Boulevard, Suite 1323

telephone (312) 786-1700

city or town Chicago

state IL

zip code 60604

e-mail ebreiseth@mac-ha.com



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### Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.  
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

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### Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Creamery Package Manufacturing Company Building

City or Vicinity: Chicago

County: Cook

State: Illinois

Photographer: Elizabeth Breiseth  
MacRostie Historic Advisors  
53 W. Jackson Blvd. Suite 1323  
Chicago, IL 60604

Date Photographed: April 2011

Description of Photograph(s) and number:

- 1 of 12: Looking southeast toward the north and west elevations
- 2 of 12: Looking south toward the north elevation
- 3 of 12: Detail of entrance on the north elevation
- 4 of 12: Detail of parapet at the west end of the north elevation
- 5 of 12: Looking southwest along the north elevation
- 6 of 12: Detail of entrance on the west elevation
- 7 of 12: Looking northwest along the south elevation
- 8 of 12: Looking southwest toward the north and east elevations
- 9 of 12: Looking southwest in the lobby

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10 of 12: Looking south up the main stair from the first floor

11 of 12: Looking west across the first floor

12 of 12: Looking west across the second floor

---

**Property Owner:**

(Complete this item at the request of the SHPO or FPO.)

name W.E. O'Neil Construction Company

street & number 2751 North Clybourn Avenue

telephone (773) 755-1611

city or town Chicago

state IL

zip code 606014

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

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Name of multiple listing (if applicable)

Section number Historic Image Page 20

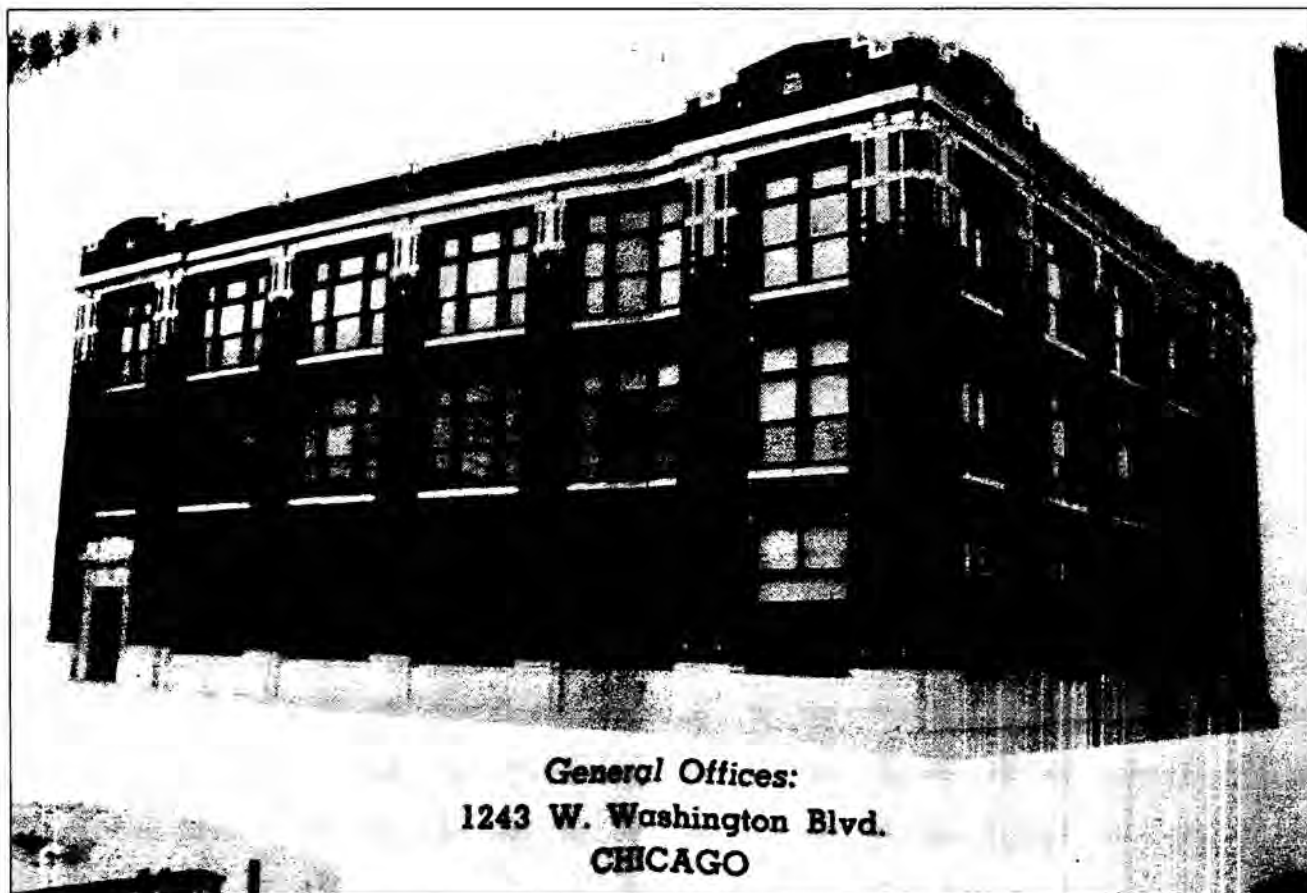


Figure 1: Headquarters Building, circa 1937  
From *The First Fifty Years: 1887-1937*





United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

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Section number Maps Page 21

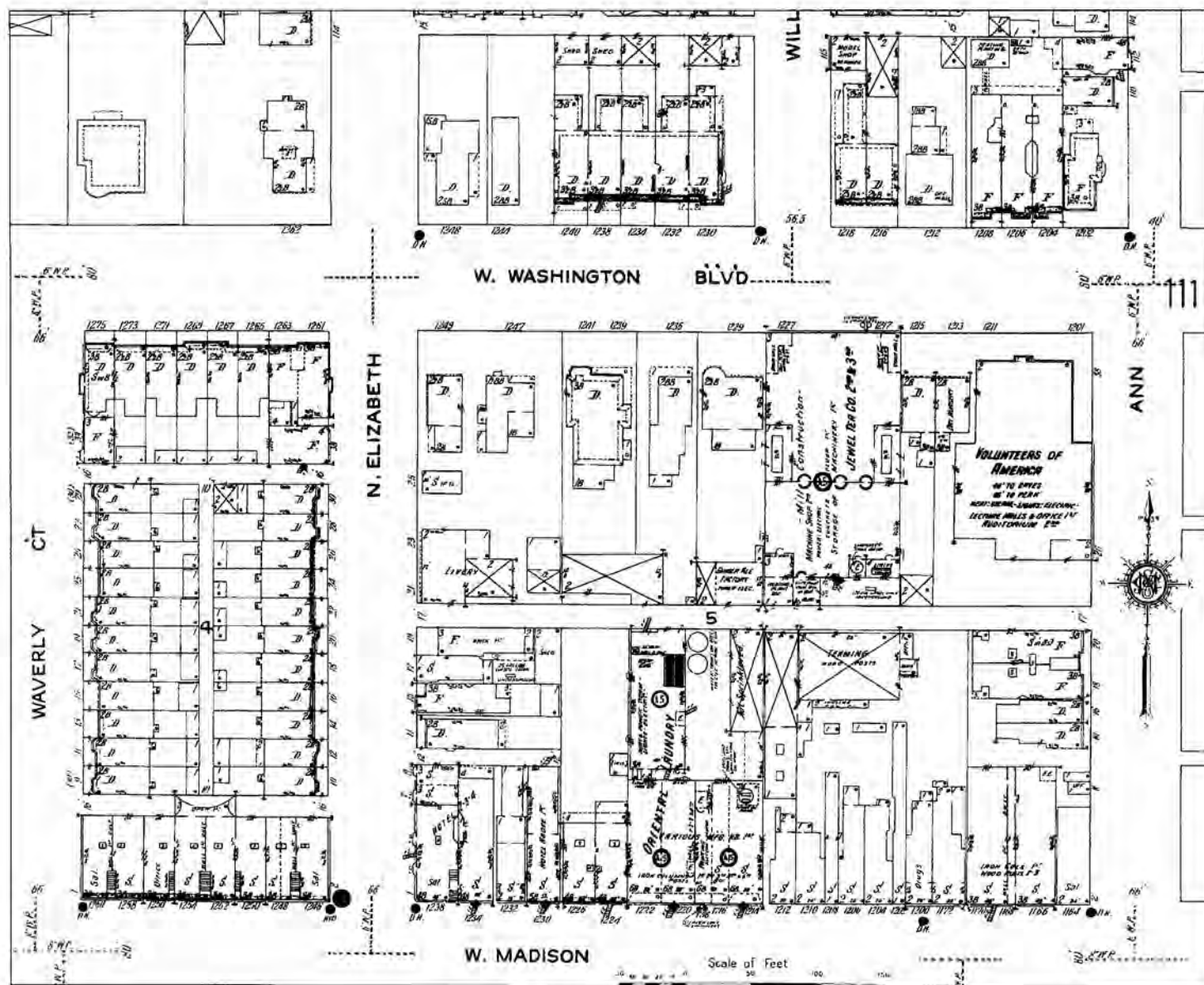


Figure 2: 1916 Sanborn Fire Insurance Map

United States Department of the Interior  
National Park Service

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Section number Maps Page 22

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Name of multiple listing (if applicable)

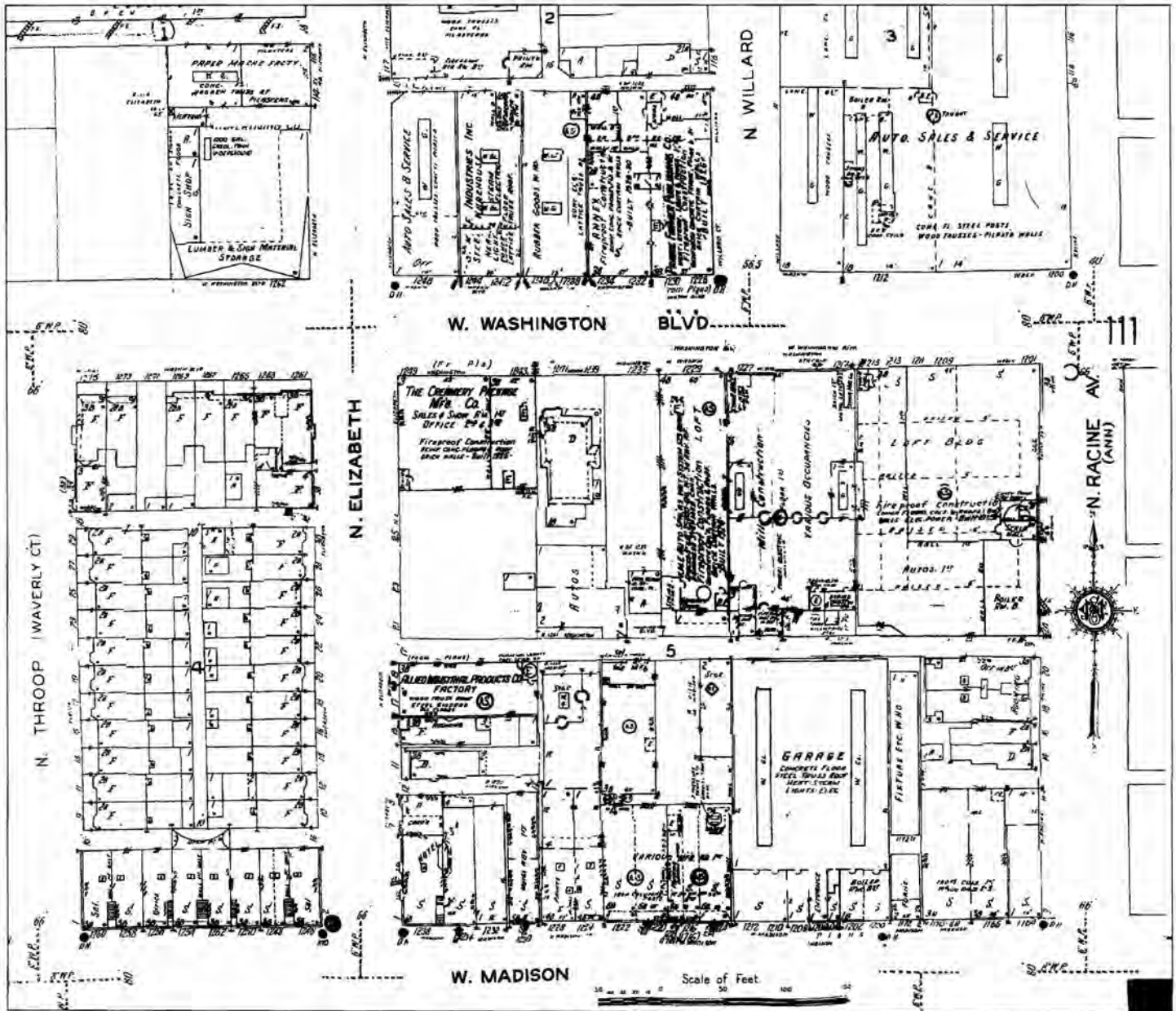


Figure 3: 1950 Sanborn Fire Insurance Map





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